PLAN NOTES

1. ANY AREA OF ROOM WITH LESS THAN A 5′ CEILING DOES NOT QUALIFY AS SQUARE FOOTAGE, AND SHALL NOT BE INCLUDED IN TOTAL FLOOR AREA, OR ROOM AREA.

2. AT LEAST 50% OF BEDROOM AREA (SEE NOTE ABOVE) NEEDS A 7′ MIN CEILING.

3. SPIRAL STAIRCASE TO HAVE AN OUTERMOST DIAMETER OF 60 INCHES OR LESS.

4. SPIRAL STAIRCASE: 6′-6″ MINIMUM HEAD CLEARANCE, 10 RISERS AT 9.5 INCHES.

5. UPPER STAIR LANDING: SHORT-SPAN 2x4 JOISTS AT CHAMFER, STRUCTURALLY CONNECT W/ STAIR POST. ALSO, (2) 2x8 JOISTS AROUND 57x62 FLOOR OPENING.

WINDOWS

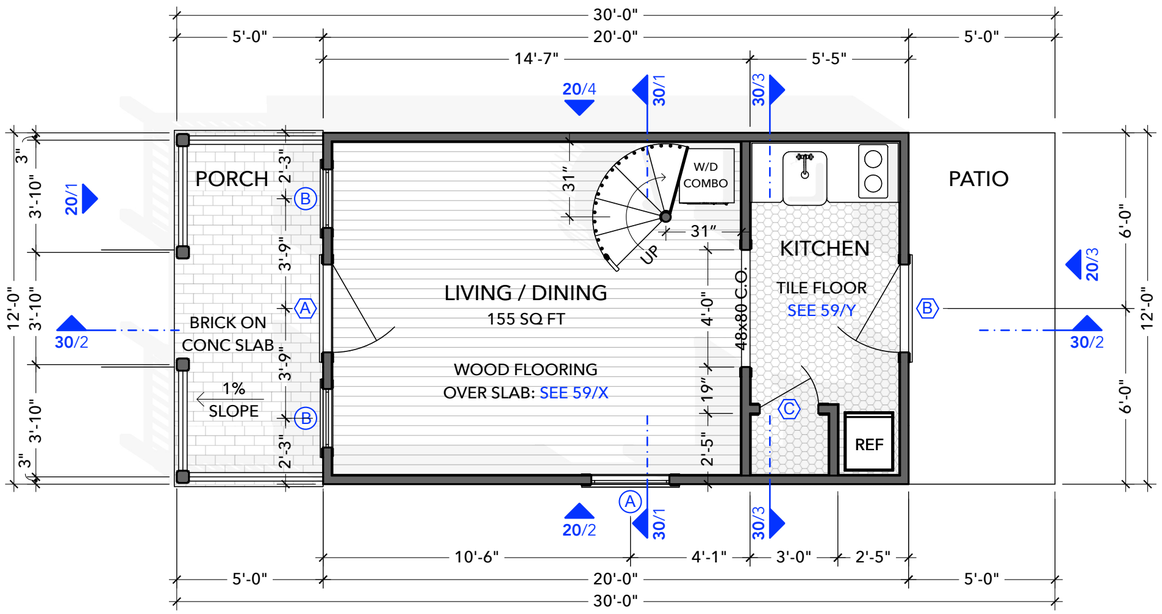
- (A) 32x60 6/6 DH WINDOW
- (B) 24x48 2/2 DH WINDOW

DOORS

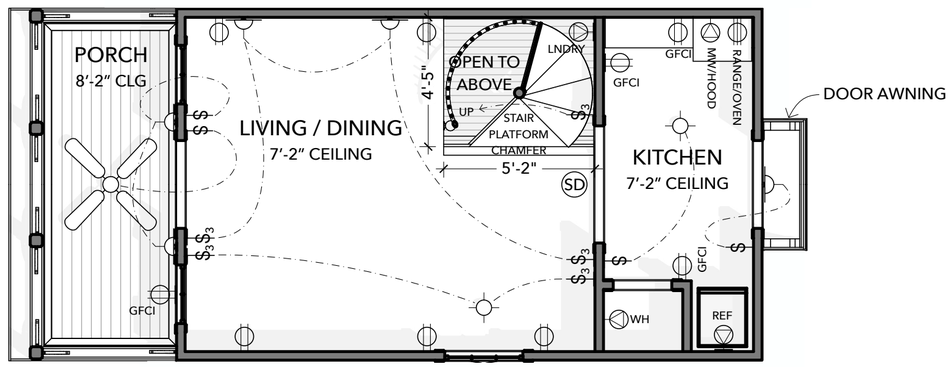
- (A) 36x80 9-LITE EXT DOOR
- (B) 36x80 4-LITE EXT DOOR
- (C) 24x80 1-PANEL INT DOOR

FURTHER REFERENCES

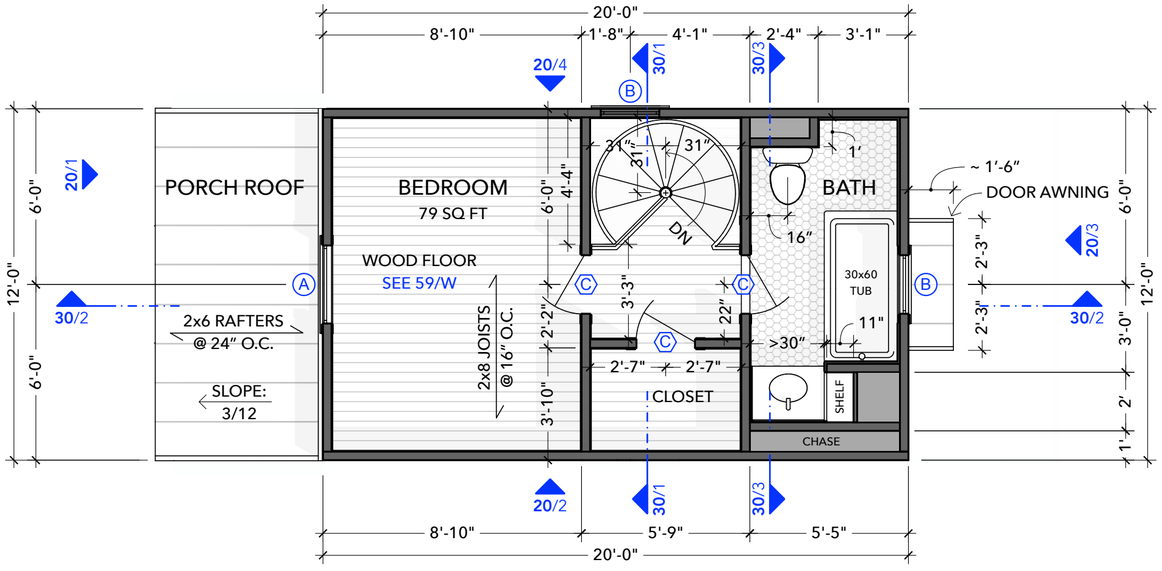
DOORS: SEE PAGE 50
WINDOWS: SEE PAGE 51
ROOFING: SEE PAGE 71
SIDING: SEE PAGE 70
WALL ASSEMBLY: SEE PAGE 56
ROOF ASSEMBLY: SEE PAGE 57
FOUNDATION DETAILS: SEE PAGE 59
Note: These are all just placeholder links.



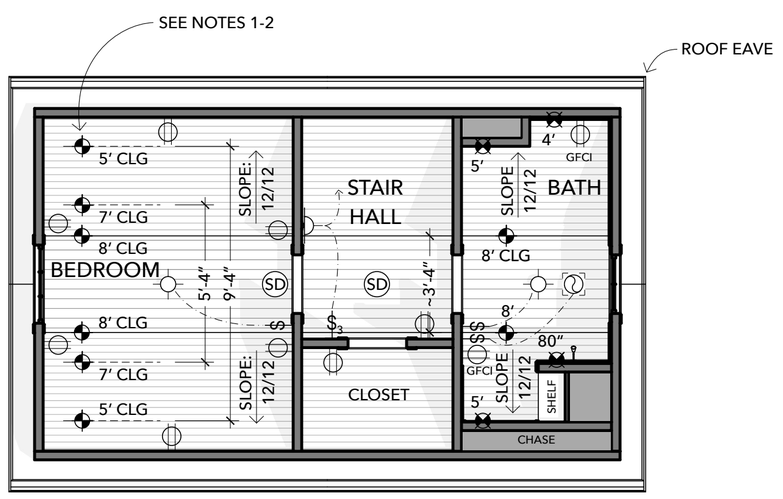
1 1ST FLOOR PLAN
SCALE: 1/4″ = 1′-0″



3 1ST LEVEL - REFLECTED CEILING PLAN/ ELECTRICAL
SCALE: 1/4″ = 1′-0″



2 2ND FLOOR PLAN
SCALE: 1/4″ = 1′-0″



4 2ND LEVEL - REFLECTED CEILING PLAN/ ELECTRICAL
SCALE: 1/4″ = 1′-0″

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ELEVATION NOTES

1. UNLESS OTHERWISE NOTED, SIDING IS THE BE 6" FIBER CEMENT OR WOOD CLAPBOARDS. VINYL SIDING IS STRICTLY FORBIDDEN. ROOFING IS 16" STANDING SEAM GALVALUME PANELS. NO MODERN INDUSTRIAL WAREHOUSE ROOFING.

2. THIS DESIGN ASSUMES THE STRICTEST PRACTICAL BUILDING HEIGHT LIMITS. IF A REGULATION DEMANDS A SHORTER HOUSE, IT INTENDS TO OUTLAW 2ND FLOORS. MANY TOWNS UNWITTINGLY BAN TRADITIONAL, EFFICIENT, & LOW-COST HOMES.

3. BEDROOM WINDOW IS AS LARGE AS IT CAN BE FOR INSTALLING SHUTTERS.

4. BEDROOM WINDOW IS AS SMALL AS IT CAN BE FOR EMERGENCY EXIT REQ'TS. TO BE SLIGHTLY LARGER, IT MAY BE POSSIBLE TO LOWER IT BY FOUR INCHES.

5. PORCH POST BRACKET: SPINDLE FAN 15" VINTAGE WOODWORKS 1310N12

6. CAST IRON STAR TIEBACK, LIKE ON MASONRY WALLS (ONLY DECORATIVE HERE).

FURTHER REFERENCES

DOORS: SEE PAGE 50
WINDOWS: SEE PAGE 51
ROOFING: SEE PAGE 71
SIDING: SEE PAGE 70
WALL ASSEMBLY: SEE PAGE 56
ROOF ASSEMBLY: SEE PAGE 57
FOUNDATION DETAILS: SEE PAGE 59
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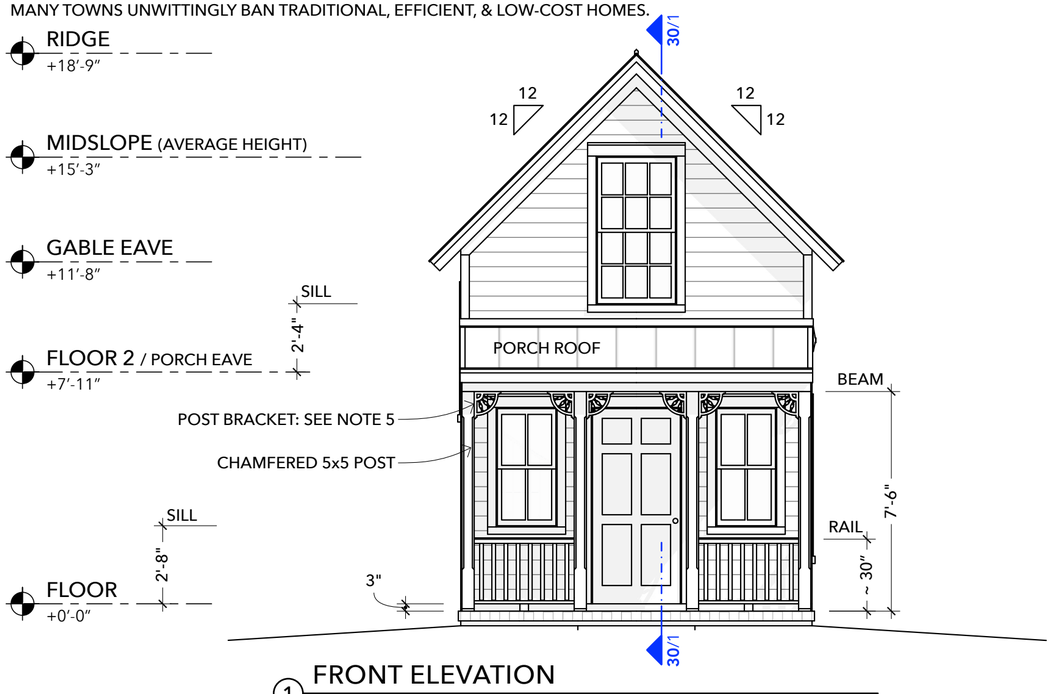
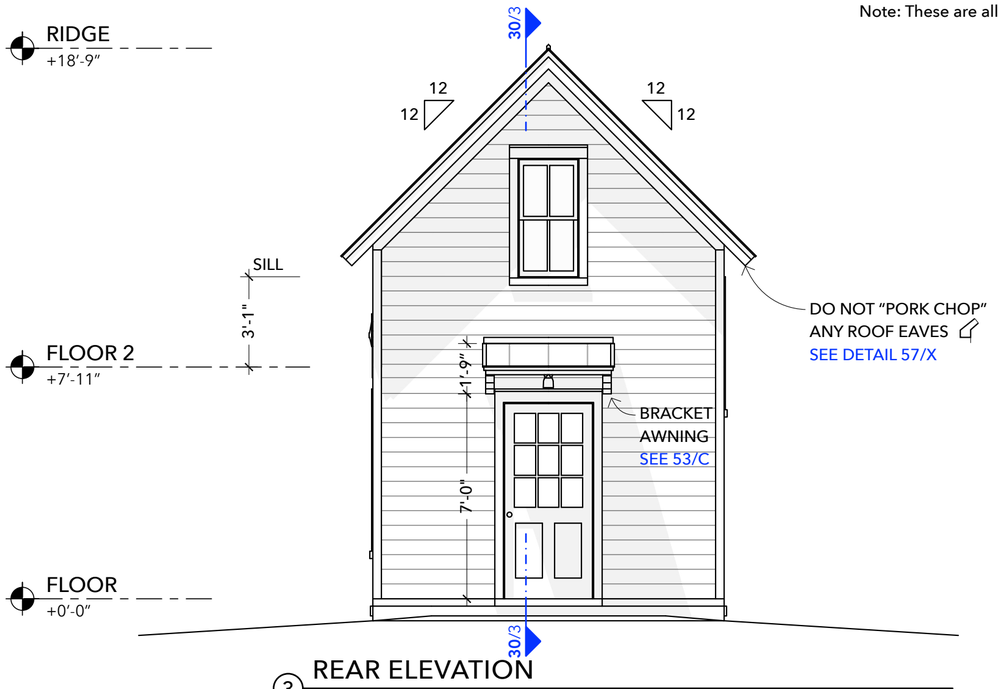


1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

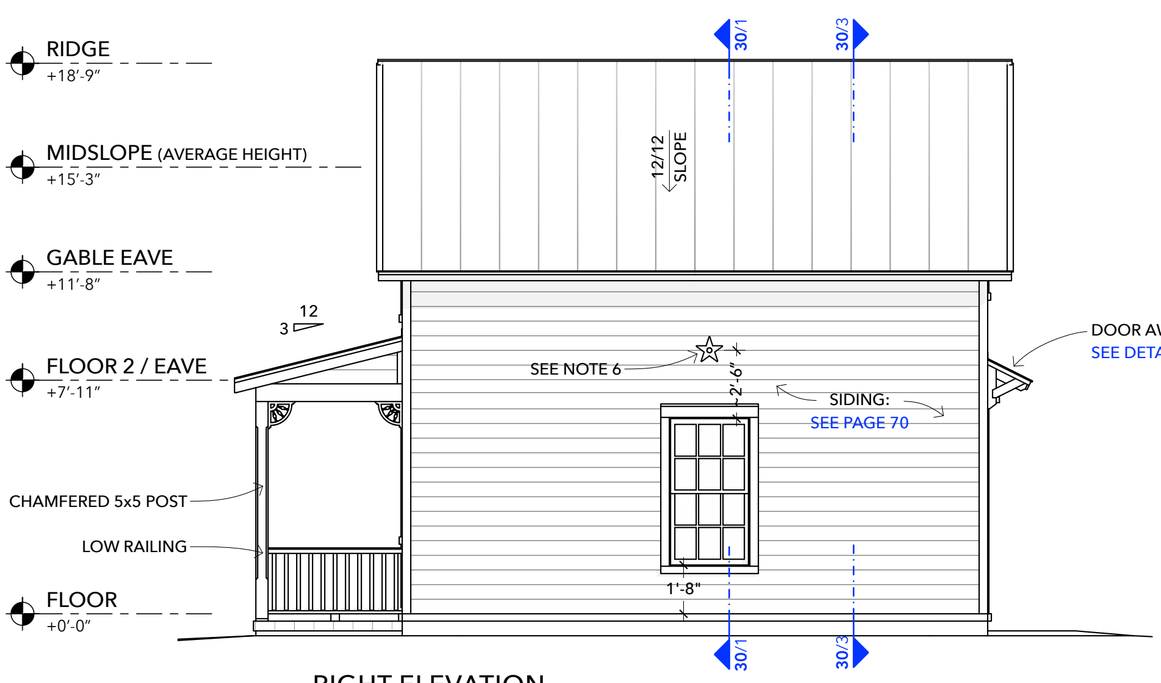
NOTE: COULD BE THE BACK



3 REAR ELEVATION

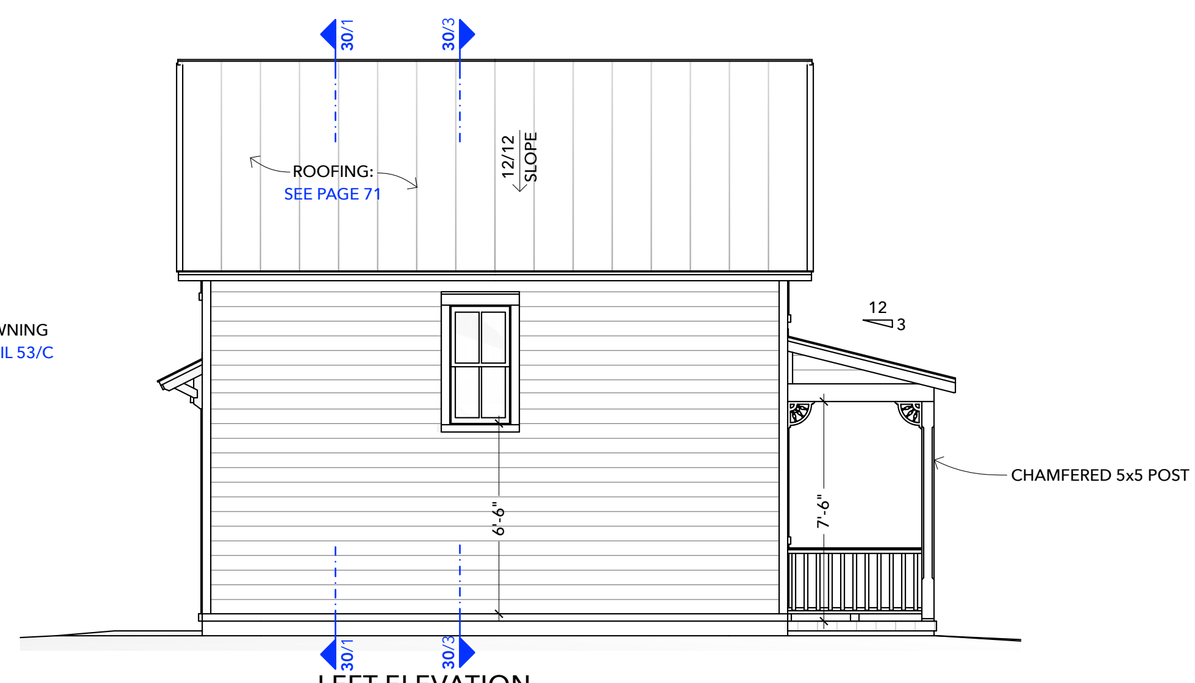
SCALE: 1/4" = 1'-0"

NOTE: COULD BE THE FRONT



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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SECTION NOTES

1. THE SPIRAL STAIRCASE REQUIRES A 6′-6″ MINIMUM HEAD CLEARANCE BY CODE (THERE IS NOT MUCH WIGGLE ROOM IN THIS DESIGN).

2. A CURTAIN CAN BE STRUNG UNDER THE SPIRAL STAIRS TO HIDE THE LAUNDRY.

3. THE BOTTOM SASH OF THE WINDOW COULD BE STAINED OR FROSTED GLASS, OR WITH SHUTTERS OR CURTAINS FOR PRIVACY. THE UPPER SASH IS BEST CLEAR.

4. A CRAWLSPACE OR BASEMENT FOUNDATION WOULD ADD AT LEAST 1-2 FEET TO THE OVERALL BUILDING HEIGHT. OR MORE (DEPENDS ON HOW IT'S MEASURED).

5. LOWERING THE CEILINGS WILL CAUSE AN AVALANCHE OF CODE VIOLATIONS. THIS DESIGN WORKS WITH NORMAL BUILDING CODE REQUIREMENTS THAT SPECIFY MINIMUM HEIGHT CLEARANCES FOR INTERIOR SPACES.

6. IF ALLOWED AND PERMITTED, RAISING THE CEILINGS BY 6-18 INCHES WILL MAKE THE DESIGN SIGNIFICANTLY MORE FLEXIBLE & COMFORTABLE.

FURTHER REFERENCES

DOORS: SEE PAGE 50
WINDOWS: SEE PAGE 51
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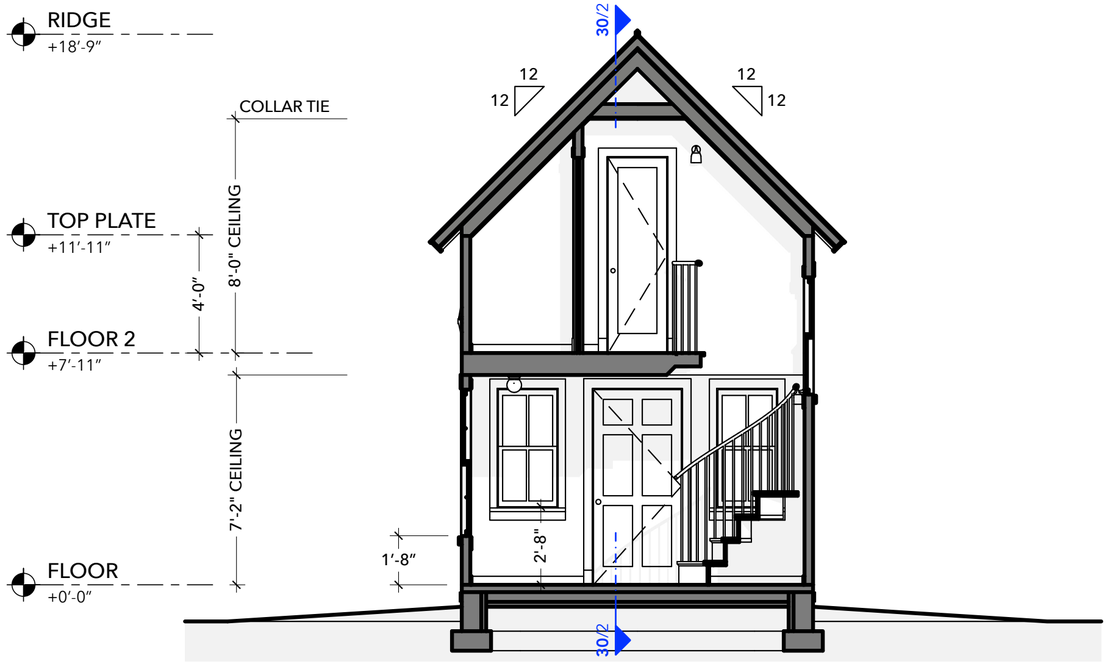
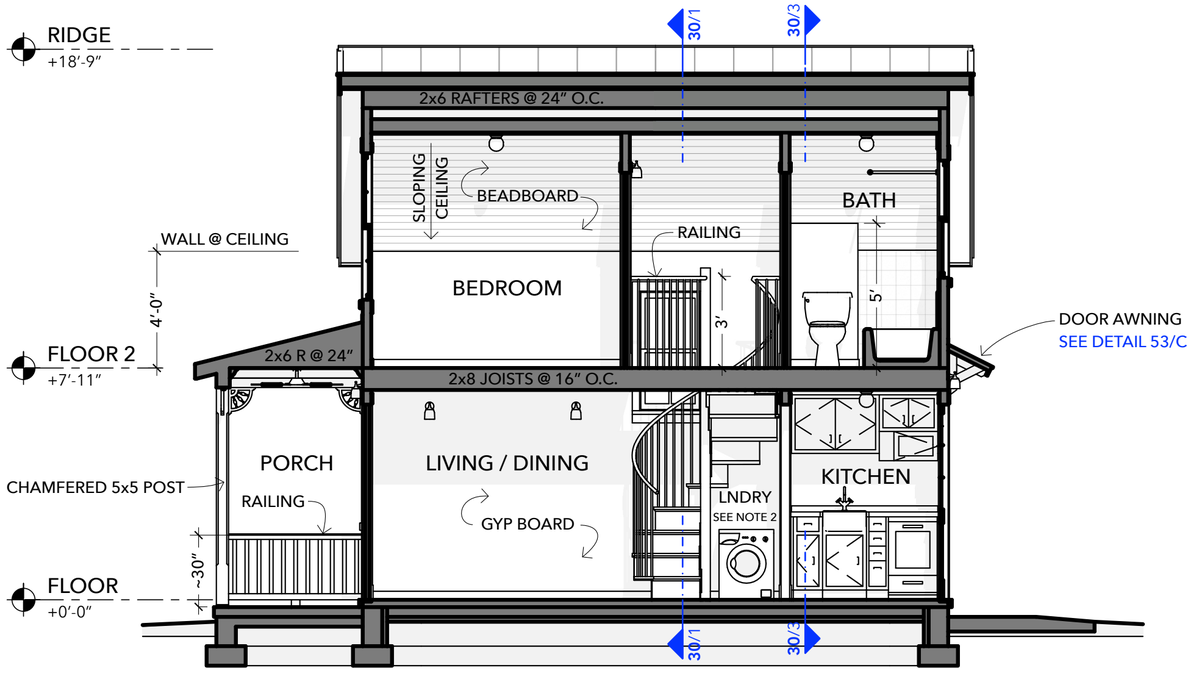
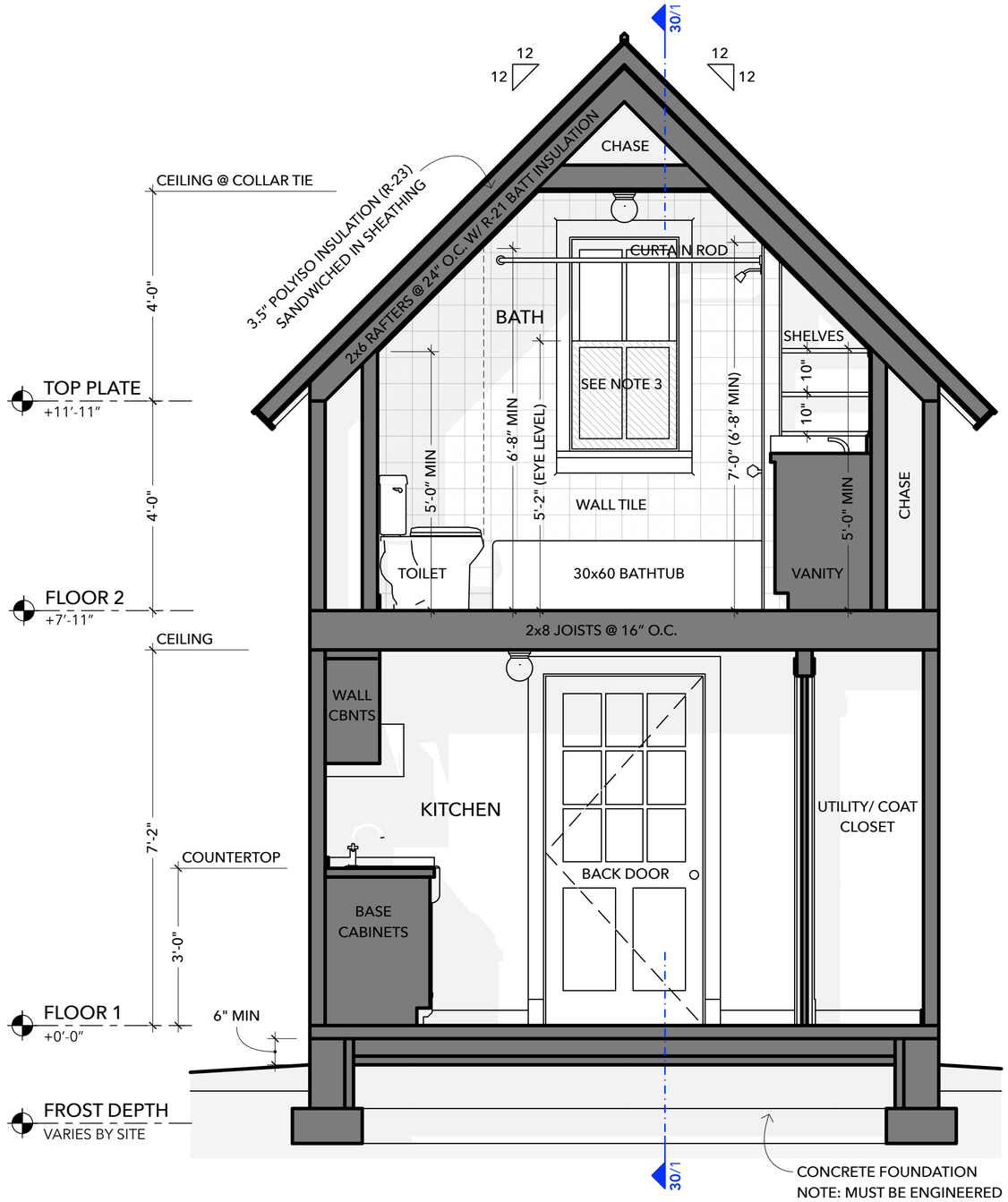


1 TRANSVERSE SECTION @ STAIRCASE
SCALE: 1/4″ = 1′-0″



2 LONGITUDINAL SECTION
SCALE: 1/4″ = 1′-0″



3 DETAIL SECTION @ BATHROOM
SCALE: 1/4″ = 1′-0″

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